



# 255 Aldrich Street Ext

Gowanda, NY

Office / For Sale

## 4,640 SF OFFICE AVAILABLE FOR SALE

| BUILDING FEATURES   |                 |
|---------------------|-----------------|
| Total Building Size | 4,640 ± Sq. Ft. |
| Lot size            | 3.19 ± Acres    |
| Parking             | Surface Lot     |
| Year Built          | 1999            |

### Property Highlights

- 4,640 ± Sq. Ft. freestanding building that offers easy conversion to many different uses
- Located in the Village of Gowanda, proximate to the Central Business District
- Minutes from Route 62 and 75
- Ideal for: professional office, medical office, daycare center, urgent care, law firm, insurance office



| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Population               | 2,450    | 7,798    | 10,764   |
| Average Household Income | \$60,001 | \$65,204 | \$69,597 |

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Location Map



Survey

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